

EXHIBIT A

Ver. Date: 05/02/2019

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**PARCEL 41-P
LIVINGSTON AVENUE PHASE B
PERMANENT EASEMENT**

Situated in the State of Ohio, County of Franklin, Half Section 27, Township 5 North, Range 22 West, Refugee Lands, City of Columbus and being part of Lot 693 of McGown's Addition to the City of Columbus, as recorded in Deed Book G, Page 70 (destroyed by fire), conveyed to One Livingston Avenue, An Ohio General Partnership, by Official Record 7984, Page H19 of the Franklin County Recorder's Office and bounded and described as follows:

Being a parcel of land lying on the right side of the centerline of right of way of Livingston Avenue as shown on the centerline plat of Livingston Avenue Phase B as recorded in Plat Book 126, Page 21 of the records of the Franklin County Recorder's Office and being further described as follows:

BEGINNING at a drill hole (set) at the Grantor's northeast corner and the northeast corner of said Lot 693, at the intersection of the west existing right of way of Pearl Street (as dedicated in Deed Book G, Page 70, destroyed by fire) and the south existing right of way of Livingston Avenue, 29.57 feet right of Livingston Avenue station 23+79.99 and 16.50 feet left of Pearl Street station 9+69.93;

Thence on the west existing right of way of Pearl Street, the east line of said Lot 693 and the Grantor's east line, **South 08 degrees 05 minutes 59 seconds East**, a distance of **7.49 feet** to a drill hole (set), 16.50 feet left of Pearl Street station 9+62.43;

Thence through the Grantor's lands, the following three (3) courses:

1. **South 81 degrees 54 minutes 01 seconds West**, a distance of **2.00 feet** to a magnail (set), 18.50 feet left of Pearl Street station 9+62.43;
2. **North 08 degrees 05 minutes 59 seconds West**, a distance of **5.00 feet** to a magnail (set), 32.00 feet right of Livingston Avenue station 23+77.92;
3. **North 71 degrees 02 minutes 33 seconds West**, a distance of **4.47 feet** to a magnail (set) on the south existing right of way of Livingston Avenue designated as parcel 16-LA (FRA-40-12.82) as conveyed in fee to the City of Columbus in Deed Book 2431, Page 615 and subject to a right of way easement as conveyed to the State of Ohio in Deed Book 2449, Page 646 and the Grantor's north line, 29.85 feet right of Livingston Avenue station 23+74.00;

Thence on the south line of parcel 16-LA in the existing right of way of Livingston Avenue and the Grantor's north line, **North 77 degrees 30 minutes 55 seconds East**, a distance of **6.00 feet** to the **Point of Beginning**, containing 0.0004 acres, of which the present road occupies 0.000 acres, and being part of Franklin County Auditor's Parcel Number 010-006052-00.

The bearings for this description are based on the bearing between Franklin County Engineer's monuments "FRANK143" and "COC5-83" being North 77 degrees 09 minutes 24 seconds West, as resolved by GPS observations, using Grid North, of the Ohio State Plane Coordinate System, South Zone, NAD83(1986).

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This description was prepared and reviewed under the supervision of Steven L. Mullaney, Professional Surveyor No. 7900 from an actual field survey conducted for the City of Columbus, in October, 2015.

Glaus, Pyle, Schomer, Burns, & DeHaven, Inc.
dba GPD Group

Steven L. Mullaney, P.S.
Ohio Professional Surveyor No. 7900